

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

***FEBRUARY 13, 2003***

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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## COMMISSIONERS

**RICHARD W. TRUESDELL, CHAIRMAN**

**STEPHEN QUINN, VICE-CHAIRMAN**

**STEVEN EVANS**

**CRAIG GALATI**

**BYRON GOYNES**

**LAURA McSWAIN**

**TODD NIGRO**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **January 9, 2003** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-1515 - GOLDRUSH VIII - KB HOME NEVADA, INC.** - Request for a Tentative Map FOR A 43-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.71 acres adjacent to the northwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-501-017 & 031), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).
2. **TMP-1562 - TALEGA @ THE VISTAS - HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.6 acres adjacent to the northwest corner of Charleston Boulevard and Vista Center Drive (APN: 137-35-410-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
3. **TMP-1572 - WASHBURN AND DURANGO - VIRGINIA JONES** - Request for a Tentative Map FOR A 45-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 21.25 acres adjacent to the southeast corner of Durango Drive and Washburn Road. (APN: 125-33-301-003, 001, 004, & 125-33-302-001, 006), R-E (Residence Estates) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack).
4. **TMP-1574 - BEAZER @ LONE MOUNTAIN WEST - SOUTHWEST DESERT EQUITIES** - Request for a Tentative Map FOR A 148-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 16.75 acres adjacent to the southeast corner of Cliff Shadows Parkway and Hickam Avenue (portion of APN: 137-01-301-003), U [PCD (Planned Community Development) General Plan Designation] under of Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
5. **TMP-1581 - SILVERSTONE RANCH PARCEL 15 & 16 - PULTE HOMES** - Request for a Tentative Map FOR A 142-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 36.24 acres adjacent to the northeast corner of Silverstone Ranch Drive and Cupp Drive (APN: 125-10-212-001 and 006), C-1 (Limited Commercial) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), and R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack).

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6. **TMP-1585 - SILVERSTONE RANCH - PARCEL 13 AND 14 - PULTE HOMES** - Request for a Tentative Map FOR A 226 LOT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 31.39 acres adjacent to the northwest corner of Silverstone Ranch Drive and Cupp Drive (APN: 125-10-110-004 & 011), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
7. **TMP-1588 - ROME & TIOGA - ROMNEER, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southeast corner of Tioga Way and Rome Boulevard. (APN:125-22-402-003, 004, 005, & 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack).
8. **EOT-1518 - GILDAY FAMILY TRUST** - Request for an Extension of Time of an approved Special Use Permit (U-0193-00) to allow THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET (FIESTA DISCOUNT MARKET) at 7010 West Charleston Boulevard (APN: 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
9. **ANX-1509 - ERIC CHEESE** - Petition to Annex 2.25 acres generally located on the south side of Tropical Parkway 740 feet east of Rainbow Blvd, APN 125-26-301-003, Ward 6 (Mack).
- B. **PUBLIC HEARING ITEMS:**
10. **NOT TO BE HEARD BEFORE 6:30 P.M. - ABEYANCE - GPA-1451 - PHILLIP LANGHAM ON BEHALF OF JOHN RADER** - Request to amend a portion of the Centennial Hills Sector Plan FROM: L (Low Density Residential) TO: O (Office) on 3.21 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016, and 018), Ward 6 (Mack).
11. **ZON-1528 - JOHN R. RADER ET AL** - Request for a Rezoning FROM R-E (Residence Estates) TO: O (Office) on 3.18 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016 & 018), PROPOSED USE: PROFESSIONAL OFFICE, Ward 6 (Mack).

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12. **ABEYANCE - RENOTIFICATION - GPA-1301 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) and R (Rural Density Residential) TO: O (Office) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), Ward 1 (M. McDonald).
13. **ABEYANCE - RENOTIFICATION - ZON-1300 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations] TO: O (Office) and C-1 (Limited Commercial) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).
14. **ABEYANCE - RENOTIFICATION - SDR-1299 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the perimeter and parking lot landscape planter island requirements and a waiver of the front lot line setback requirements FOR A PROPOSED 55,400 SQUARE FOOT OFFICE COMPLEX on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations], PROPOSED: O (Office) and C-1 (Limited Commercial), Ward 1 (M. McDonald).
15. **ABEYANCE - GPA-1313 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).
16. **ABEYANCE - ZON-1315 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

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17. **ABEYANCE - GPA-1322 - TRAN NHU THI ON BEHALF OF PAGEENTRY COMMUNITIES**  
- Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: O (Office) on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), Ward 1 (M. McDonald).
18. **ABEYANCE - ZON-1325 - TRAN NHU THI ON BEHALF OF PAGEENTRY COMMUNITIES**  
- Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) Zone on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-040-401-001) PROPOSED USE: OFFICE PARK, Ward 1 (M. McDonald).
19. **ABEYANCE - SDR-1265 - TRAN NHU THI ON BEHALF OF PAGEENTRY COMMUNITIES**  
- Request for a Site Development Plan Review FOR A TWO-STORY OFFICE BUILDING on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], PROPOSED: O (Office), Ward 1 (M. McDonald).
20. **ABEYANCE - MOD-1271 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Major Modification to the Iron Mountain Ranch Master Plan to ADD 3.98 ACRES TO THE OVERALL PLAN AREA (APN: 125-12-601-004, 005 and 006); AND TO AMEND THE PLAN REQUIREMENTS TO ALLOW 20,000 SQUARE FOOT LOTS ALONG BRADLEY ROAD WHERE THE PLAN REQUIRES 30,000 SQUARE FOOT LOTS (APN: 125-12-601-001, 003 and 006) adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive, R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
21. **ABEYANCE - ZON-1270 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 3.98 acres adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-004, 005, and 007), PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

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22. **ABEYANCE - SDR-1272 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A 34-LOT SINGLE FAMILY DETACHED SUBDIVISION adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
23. **ABEYANCE - RENOTIFICATION - VAR-1305 - CURTIS ALBERT** - Request for a Variance TO ALLOW A PROPOSED DETACHED GARAGE (2,400 square feet) TO EXCEED THE FLOOR AREA OF THE MAIN DWELLING (1,850 square feet) AND TO ALLOW THE HEIGHT OF THE PROPOSED DETACHED GARAGE (19 FEET) TO EXCEED THE HEIGHT OF THE MAIN DWELLING (17 FEET) on property located at 7110 Jeanette Street (APN: 125-24-102-003), R-E (Residence Estates) Zone, Ward 6 (Mack).
24. **ABEYANCE - RENOTIFICATION - SUP-1170 - CHARLES RUTHE AND WILLIAM BOYD ON BEHALF OF MONA COMPANY DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 360-UNIT RESIDENTIAL MOTEL adjacent to the southeast corner of Rancho Drive and Coran Lane (APN: 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
25. **ABEYANCE - RENOTIFICATION - SDR-1169 - CHARLES RUTHE AND WILLIAM BOYD ON BEHALF OF MONA COMPANY DEVELOPMENT, INC.** - Request for a Site Development Plan Review FOR A 360-UNIT RESIDENTIAL MOTEL adjacent to the southeast corner of Rancho Drive and Coran Lane (APN: 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
26. **ABEYANCE - SDR-1393 - RONALD J. RICHARDSON** - Request for a Site Development Plan Review FOR A PROPOSED 8,000 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); A WAIVER OF THE PARKING LOT LANDSCAPE FINGER REQUIREMENT; A WAIVER OF THE REQUIRED LANDSCAPE PLANTER IN BETWEEN THE PARKING AREA AND THE BUILDING; A WAIVER OF THE REQUIREMENT TO HAVE ALL PARKING IN THE REAR OR SIDES OF THE LOT; A WAIVER TO ALLOW AN UNCOVERED TRASH ENCLOSURE; AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER LANDSCAPING adjacent to the west side of Lamb Boulevard, approximately 500 feet south of Washington Avenue (APN: 140-30-701-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese).



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27. **ABEYANCE - RENOTIFICATION - SDR-1415 - BARKER, BROWN, BUSBY & SUTHERLAND, ET AL** - Request for a Site Development Plan Review and a Waiver of the requirement that 70% of the ground floor be retail uses and a Reduction of the perimeter landscaping planter from eight feet to five feet FOR A PROPOSED 10,000 SQUARE FOOT OFFICE BUILDING on 0.64 acres adjacent to the southwest corner of Fourth Street and Hoover Avenue (APN: 139-34-410-102, 103, 129 and 130), R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).
28. **ZON-1490 - ALEXANDER MACKOVSKI** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units per Acre) and a Waiver of minimum R-PD lot size requirements on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), PROPOSED USE: Single-Family Development, Ward 4 (Brown).
29. **VAR-1733 - ALEXANDER MACKOVSKI** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 12,200 SQUARE FEET OF OPEN SPACE IS REQUIRED for a 16-lot single family development on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown).
30. **SDR-1734 - ALEXANDER MACKOVSKI** - Request for a Site Development Plan Review and a Waiver of the Perimeter Landscape Requirement and to eliminate the requirement for a Homeowner's Association FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.50 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown).
31. **ZON-1507 - SIDER FAMILY PROPERTIES LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.15 acres located at 523 South 8th Street (APN: 139-34-810-053), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).



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32. **ZON-1520 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack).
33. **ZON-1564 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Rezoning FROM: R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
34. **VAR-1565 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 21,167 SQUARE FEET IS REQUIRED on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
35. **SDR-1566 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
36. **ZON-1577 - U.S. HOME CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Unit per Acre) on 35.06 acres adjacent to the northwest and northeast corners of Rainbow Boulevard and Azure Drive (APN: 125-26-101-003, 125-27-502-005, and 125-26-101-002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

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37. **SDR-1580 - U.S. HOME CORPORATION** - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.06 acres adjacent to the northwest and northeast corners of Rainbow Boulevard and Azure Drive (APNs: 125-26-101-003, 125-27-502-005, and 125-26-101-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Unit per Acre) Zone], Ward 6 (Mack).
38. **ZON-1620 - WILLIAM & JENNIFER HITT** - Request for a Rezoning FROM: U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] TO: T-C (Town Center) on 6.14 acres adjacent to northwest corner of Durango Drive and Deer Springs Way (APN: 125-20-201-016 and 019), PROPOSED USE: COMMERCIAL, Ward 6 (Mack).
39. **SUP-1569 - WILLIAM & JENNIFER HITT** - Request for a Special Use Permit FOR A 6,622 SQUARE FOOT TAVERN on a portion of 5 acres adjacent to northwest corner of Durango Drive and Deer Springs Way (APN: 125-20-201-019), U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
40. **SDR-1741 - WILLIAM & JENNIFER HITT** - Request for a Site Development Plan Review FOR A PROPOSED 6,622 SQUARE FOOT TAVERN on a portion of 5 acres adjacent to the southwest corner of El Capitan Way and Haley Avenue (APN: 125-20-201-019), U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: TC (Town Center)], Ward 6 (Mack).
41. **SCD-1390 - KB HOME NEVADA, INC.** - Request for a Major Deviation of the Summerlin Development Standards to allow the detached garage setback a minimum of six feet from back of curb where eighteen feet is the minimum required on the corner lots within the Somerset Subdivision Units 1, 2 and 3 adjacent to the southwest corner of Vista Run Drive and Desert Sunrise Road (APN: 137-34-710-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
42. **VAR-1459 - MICHAEL & GRACE JORDAN** - Request for a Variance TO ALLOW A SINGLE FAMILY DWELLING TO BE 18 FEET FROM THE REAR PROPERTY LINE WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED at 6288 Fisher Avenue (APN: 125-35-613-002), R-D (Single Family Residential-Restricted), Ward 6 (Mack).

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43. **VAR-1496 - PECCOLE FAMILY TRUST** - Request for a Variance TO ALLOW AN APPROVED MINI-WAREHOUSE DEVELOPMENT TO BE ZERO FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
44. **VAR-1549 - MASTER TELEVISION, INC. ON BEHALF OF CSK AUTO INC.** - Request for a Variance TO ALLOW 27 PARKING SPACES WHERE 31 PARKING SPACES ARE REQUIRED AND TO ALLOW THE PROPOSED BUILDING 40 FEET FROM ADJACENT RESIDENTIAL LOTS WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 60ET IN CONJUNCTION WITH A PROPOSED AUTO PARTS ESTABLISHMENT (CHECKER AUTO PARTS) at 1310 East Charleston Boulevard (APN: 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
45. **SDR-1547 - MASTER TELEVISION, INC ON BEHALF OF CSK AUTO INC.** - Request for a Site Development Plan Review and waivers of minimum landscape areas, minimum building setbacks on the north and east sides of the building, location of trash enclosure and loading zone FOR A PROPOSED 5,406 SQUARE FOOT AUTO PARTS ESTABLISHMENT (CHECKER AUTO PARTS) at 1310 East Charleston Boulevard (APN: 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
46. **VAR-1550 - FLETCHER JONES JR ON BEHALF OF BILL HEARD** - Request for a Variance TO ALLOW A 120-FOOT TALL FLAGPOLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 5501 Drexel Road (Vista Chevrolet) (APN: 125-34-501-003), C-2 (General Commercial) zone, Ward 6 (Mack).
47. **VAR-1554 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Variance TO ALLOW A FIFTY-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE FORTY FEET IS THE MAXIMUM HEIGHT PERMITTED at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
48. **SUP-1555 - TEDDY ENTERPRISES & ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3421 West Sahara Avenue (APN: 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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49. **SUP-1422 - N V CENTRAL, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the southeast corner of Fort Apache Road and Severance Lane (APN: 125-17-401-001), TC (Town Center) Zone, Ward 6 (Mack).
50. **SUP-1499 - ARTISAN HOTEL & SPA, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 24-FOOT BY 26-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue (APN: 162-09-102-005), M (Industrial) Zone, Ward 1 (M. McDonald).
51. **SUP-1516 - PACIFIC REALTY ASSOCIATES, L.P. ON BEHALF OF GROCERY OUTLET** - Request for a Special Use Permit TO ALLOW THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A GROCERY STORE (AARON'S) at 703 North Rancho Drive (APN: 139-29-703-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
52. **SUP-1523 - BILL HADEN, INC ON BEHALF OF HERTZ LOCAL EDITION** - Request for a Special Use Permit TO ALLOW AN AUTOMOBILE RENTAL FACILITY IN CONJUNCTION WITH AN EXISTING MOTOR VEHICLE DEALERSHIP (Signature Lincoln Mercury) at 3030 East Sahara Avenue (APN: 162-01-801-018 through 021), C-2 (General Commercial) Zone, Ward 3 (Reese).
53. **SUP-1525 - DURANGO 215, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PUB, BAR & LOUNGE (TAVERN, ETC.) (Buffalo Wild Wings) adjacent to the northeast corner of Durango Drive and the Northern Beltway (APN: 125-20-701-001), TC (Town Center) Zone, Ward 6 (Mack).
54. **SUP-1557 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY ON BEHALF OF G & F FOODS** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (Honey Tree Cafe) at 7121 West Craig Road, Suite 101 (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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55. **SUP-1575 - SOLIMAN HABASHI & SHERIN BISHARA** - Request for a Special Use Permit FOR A SECONDHAND DEALER at 1216 South Main Street (APN: 162-03-110-100), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).
56. **SUP-1598 - DAVID B. OBER FAMILY TRUST ET AL ON BEHALF OF DR HORTON INC.** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS AND A WAIVER TO ALLOW ONE ACTIVE GATED ENTRANCE WHERE TWO IS THE MINIMUM REQUIRED BY THE TOWN CENTER DEVELOPMENT STANDARDS on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).
57. **SDR-1353 - DAVID B. OBER FAMILY TRUST ET AL ON BEHALF OF DR HORTON INC.** - Request for a Site Development Plan Review FOR A PROPOSED 249-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER WALL REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], PROPOSED: TC (Town Center) Zone, Ward 6 (Mack).
58. **SDR-1501 - GARY L. COLEMANSMITH** - Request for a Site Development Plan Review FOR A PROPOSED 1,790 SQUARE FOOT OFFICE CONVERSION and Waivers of the perimeter and on-site Landscape Standards, the trash enclosure requirement, and to allow parking in front of the building on 0.16 acres at 420 South Jones Boulevard (APN: 138-36-210-021), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).
59. **SDR-1527 - JERMAC LLC** - Request for a Site Development Review and a Waiver of certain Commercial District Development Standards FOR AN ATHLETIC/FITNESS CLUB including a reduction of the perimeter and parking lot landscape requirements, elimination of the parking lot screening requirement; elimination of the open space/plaza requirement; to allow parking lot lights thirty-three feet tall where thirty-feet is the maximum permitted; to allow the parking area to abut the building where sub-area parking is required and to allow boxed tree planters where foundation landscaping is required on 7.36 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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60. **SDR-1548 - OFFICE DISTRICT PARKING I, INC. ON BEHALF OF CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED SEVEN LEVEL PARKING STRUCTURE WITH GROUND LEVEL RETAIL (405,000 Square Feet) on 1.28 acres adjacent to the east side of Third Street, between Bonneville Avenue and Garces Avenue (APN: 139-34-311-095 through 102), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
61. **SDR-1568 - CHARLESTON COMMONS ASSOCIATES LIMITED PARTNERSHIP** - Request for a Site Development Plan Review and a Waiver of the ten-foot side setback requirement FOR A PROPOSED 6,545 SQUARE FOOT METAL CANOPY ADDITION on a portion of 10.51 acres located at 201 North Nellis Boulevard (APN: 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
62. **SDR-1573 - JARRETT CHILDREN'S TRUST ON BEHALF OF D.R. HORTON** - Request for a Site Development Plan Review for a PROPOSED 95-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.3 acres adjacent to the west side of Decatur Boulevard, between Deer Springs Way and Dorrell Lane (APN: 125-24-603-009 and 125-24-604-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
63. **SDR-1582 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK INCLUDING SOCCER FIELDS, TENNIS COMPLEX AND RESTROOMS WITH CONCESSION FACILITIES on 107.8 acres adjacent to the southwest corner of Buffalo Drive and Washington Avenue (APN: 138-28-301-003 and 138-28-701-001), C-V (Civic) Zone, Ward 4 (Brown).
64. **VAC-1546 - TOWN CENTER VENTURES, LIMITED LIABILITY COMPANY** - Petition to vacate U.S. Government Patent Easements generally located south of Gilcrease Avenue, west of Fort Apache Road, Ward 6 (Mack).
65. **VAC-1576 - CONCORDIA HOMES NEVADA, INC.** - Petition to vacate U.S. Government Patent Easements generally located north of Deer Springs Way, approximately 675 feet east of Fort Apache Road, Ward 6 (Mack).



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66. VAC-1578 - PULTE HOMES - Petition to vacate a ten-foot wide portion of a public drainage easement generally located on the south side of Iron Mountain Road, west of Rainbow Boulevard, Ward 6 (Mack).
67. VAC-1584 - TROP-JONES, ET AL ON BEHALF OF U.S. HOME CORPORATION - Petition to vacate portions of Bullring Lane and Bronco Street generally located south of Azure Drive, west of Jones Boulevard, Ward 6 (Mack).
68. VAC-1586 - CONCORDIA HOMES NEVADA, INC. ON BEHALF OF KB HOME NEVADA, INC. - Petition to vacate a portion of public right-of-way and U.S. Government Patent Easements generally located south of Deer Springs Way, east of Fort Apache Road, Ward 6 (Mack).
- C. NON PUBLIC HEARING ITEMS:
69. SDR-1519 - SEA BREEZE VILLAGE, LIMITED LIAIBILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 6,221 SQUARE FOOT OFFICE BUILDING adjacent to the east side of Buffalo Drive, approximately 700 feet north of Vegas Drive (APN: 138-22-418-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
70. SDR-1583 - PN II, INC. d/b/a PULTE HOMES - Request for a Site Development Review FOR A 142-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 36.24 acres adjacent to the northeast corner of Cupp Drive and Silverstone Ranch Drive (APN: 125-10-212-001 and 006), C-1 (Limited Commercial) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), and R-PD3 (Residential Planned Development – 3 Units per Acre), Ward 6 (Mack).
- D. DIRECTOR'S BUSINESS:
71. ABEYANCE - TXT-1505 - CITY OF LAS VEGAS - Request to amend Title 19 to establish development standards for valet parking.



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72. ABEYANCE - TXT-1510 - CITY OF LAS VEGAS - Request to amend Title 19 to establish revised parking standards for barber/beauty shops.
73. TXT-1526 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.050 to allow mini-warehouse and the storage of recreational vehicles with the approval of a special use permit in the N-S (Neighborhood Service) zoning district.
74. TXT-1742 - CITY OF LAS VEGAS - Discussion and possible to action to amend Title 19.04 to allow the slaughtering and processing of live poultry as a conditional use in the C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) zoning district.
75. TXT-1747 - CITY OF LAS VEGAS - Discussion and possible action to amend the Downtown Overlay District Map of Title 19.06.060 and Maps 5 and 6 of the City of Las Vegas Downtown Centennial Plan.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.